

REPORT TO: Heritage Kitchener

DATE OF MEETING: May 6, 2025

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals,
519-783-8922

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-783-8909

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: April 14, 2025

REPORT NO.: DSD-2025-191

SUBJECT: Heritage Permit Application HPA-2025-V-004
54 Benton Street (St. Matthews Lutheran Church)
Alterations to Two (2) Sanctuary Windows

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2025-V-004 be approved to permit alterations to two (2) sanctuary windows on the property municipally addressed as 54 Benton Street, in accordance with the supplementary information submitted with the application.

REPORT HIGHLIGHTS:

- The purpose of this report is to present Heritage Planning staff's recommendation for the proposed alterations to two (2) sanctuary windows at the subject property municipally addressed as 54 Benton Street.
- The key finding of this report is that alterations to two (2) sanctuary windows will not negatively impact the heritage attributes of the subject property, the Benton Street or Church Street streetscapes, or the Victoria Park Area Heritage Conservation District.
- There are no financial implications associated with this report.
- Community engagement included consultation with the City's Heritage Kitchener committee.
- This report supports the delivery of core services.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2025-V-004 seeking permission to alter two (2) sanctuary windows at the subject property municipally addressed as 54 Benton Street (St. Matthews Lutheran Church) in the Victoria Park Area Heritage Conservation District.

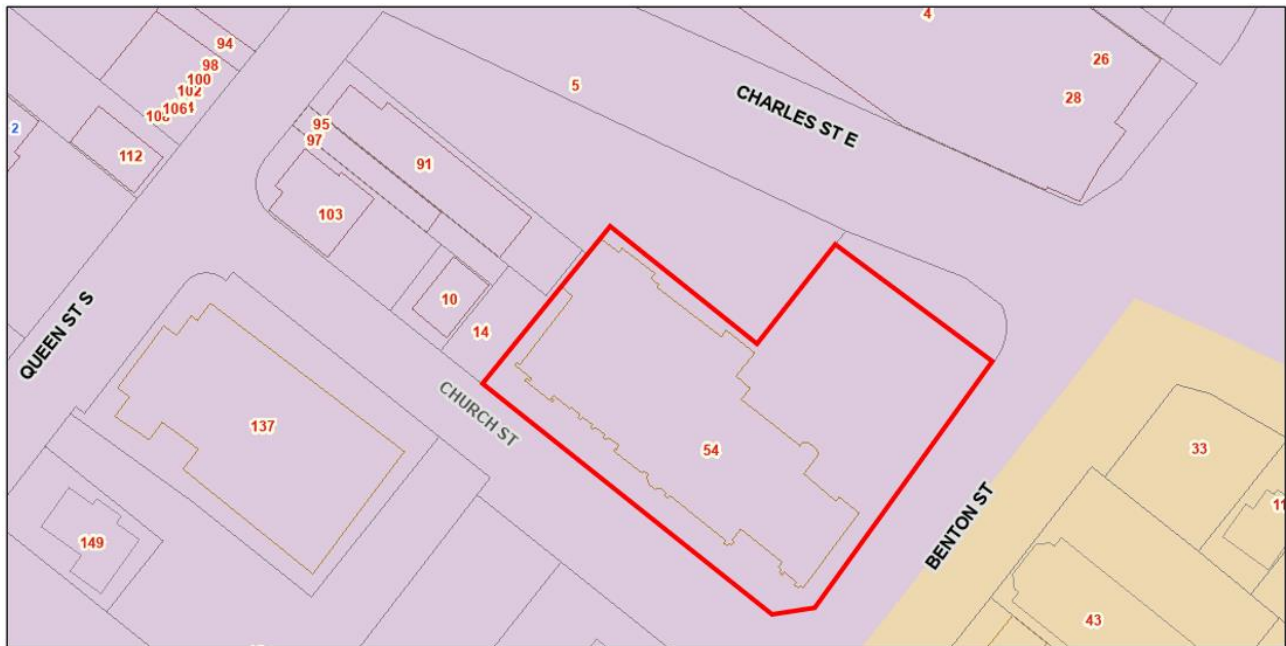


Figure 1.0 Location Map

REPORT:

The subject property is located on the southwest corner of Benton Street and Charles Street East. The property is designated under Part V of the *Ontario Heritage Act* due to its location within the Victoria Park Area Heritage Conservation District (VPAHCD). The property is identified as having very high cultural heritage value or interest.

Proposed Alterations to Two (2) Sanctuary Windows

The applicant is proposing to repair exterior deteriorated sections of the existing wood (pine) caps and trim on the two (2) large transept windows of the sanctuary. The applicant has advised that the existing caps and trim are not original but were installed around 1980 and, at that time, aimed to match the original wood caps and trim. A copy of the c. 1980 drawings was provided to staff along with a sample of the trim.

The applicant retained N1 Construction Limited to determine the extent of deterioration and to recommend an approach to repair the windows. N1 Construction Limited conducted a site visit on March 10, 2025, and concluded that roughly 30% of the trim on each window requires immediate action. They are recommending the following repairs: (1) remove and replace deteriorated caps and trim to match existing profiles; (2) use filler (SculpWood Putty) material to fill in portions of deteriorated caps and trim that do not require replacement; and, (3) seal (S-1 Clear Penetrating Epoxy Sealer) and paint to extend the life of the windows. Simple, straight sections of caps and trim will be measured to recreate the existing material and profile. Curved, organic sections of caps and trim will be molded in plaster and recreated with fiberglass and resin to recreate the existing profile. Existing surfaces (e.g., brick, stone, glass) will be protected from the proposed work by covering and taping to prevent damage during the repair of the windows.

The VPAHCD Plan provides building conservation guidelines for paint and colour. The applicant is strongly encouraged to follow the paint preparation and painting guidelines to increase the durability and longevity of the paint on the caps and trim. The preparation

guidelines provide advice for cleaning, caulking, putting nail holes, shellacking, and removing all loose, flaking or blistering paint. Further, the work should be completed in clear, dry weather with temperatures above 5 degrees C. The painting guidelines provide advice on the number of coats, primer coats, and finished coats. Particular attention should be given to the type of paint that exists on the windows to ensure that latex paint is not applied over an oil-based paint.

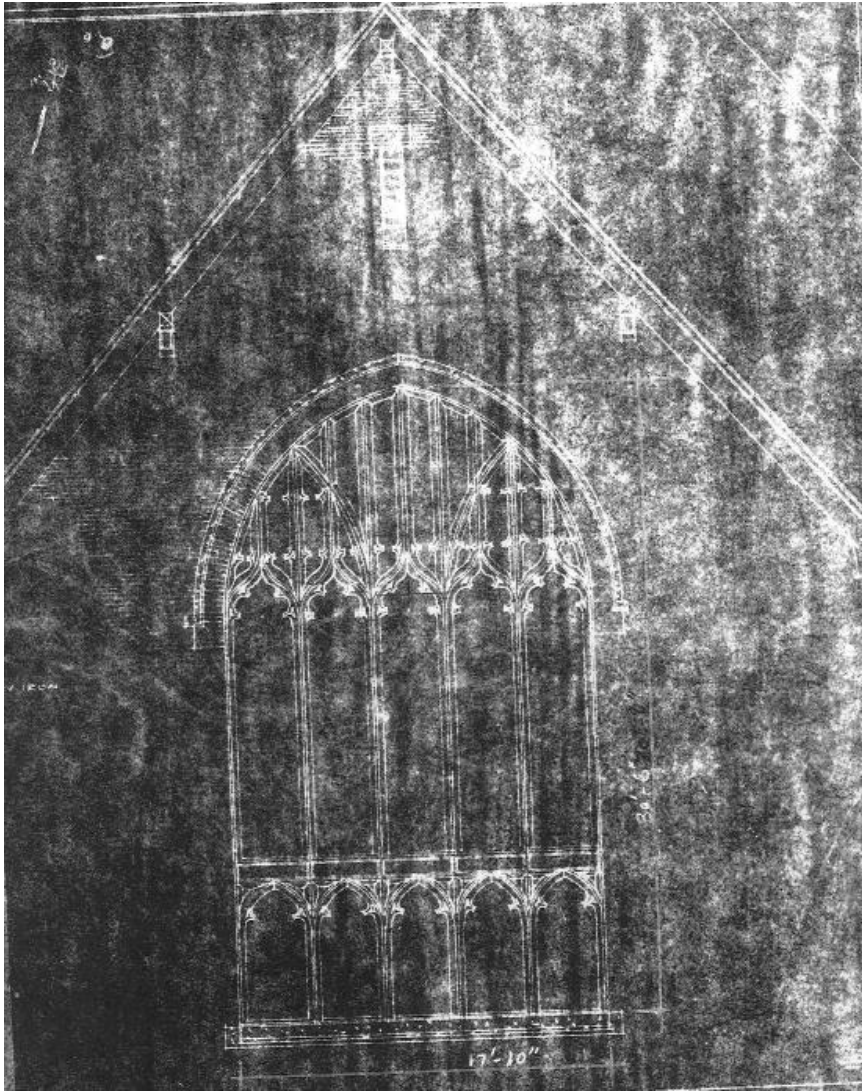


Figure 2.0 Drawing of Sanctuary Window (c. 1980)



Figure 3.0 Photos Showing Wood Deterioration



Figure 4.0 South Elevation (Church St) – Wood Deterioration Highlighted in Yellow

The Provincial “*Eight guiding principles in the conservation of built heritage properties*” provides the following recommended principles:

- Respect for documentary evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
- Respect for historical material: Repair/conservate rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

- Respect for original fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
- Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.



Figure 5.0 North Elevation (Benton St) – Wood Deterioration Highlighted in Yellow

The Federal “*Standards and Guidelines for the Conservation of Historic Places in Canada*” provides the following recommended guidelines for windows:

- Repairing parts of windows, by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the

limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of windows. Repairs should match the existing work as closely as possible, both physically and visually.

- Protecting adjacent heritage attributes from accidental damage, or exposure to damaging materials during maintenance or repair work.

In reviewing the merits of this application, Heritage Planning Staff note the following:

- The subject property is designated under Part V of the *Ontario Heritage Act*;
- The subject property is located in the VPAHCD;
- The subject property is identified as having very high cultural heritage value or interest;
- The existing caps and trim were replaced in the 1980s to match the originals;
- The scope of work includes:
 - limited replacement to match the existing materials, profiles and details;
 - limited replacement with fibreglass to match the existing profiles and details;
 - repairs to deteriorated caps and trim that do not require replacement;
 - painting all caps and trim; and,
 - sealing all painted caps and trim;
- The proposed alterations are in keeping with good conservation practices;
- The proposed alterations are consistent with the principles respect for documentary evidence, respect for historical material, and respect for original fabric outlined in the Provincial guiding principles;
- The proposed alterations are consistent with recommended guidelines for window repairs outlined in the Federal standards and guidelines;
- The US National Park Service Preservation Brief 9 provides guidance on the repair of wood windows and notes that epoxies are among the most durable and long lasting materials available for wood repair; and,
- The proposed alterations will not adversely affect the character of the property, Benton Street, Church Street or the VPAHCD.

In accordance with the Heritage Permit Application form, the approval of any application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation, including, but not limited to, the requirements of the Ontario Building Code and Zoning By-law.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT – The Heritage Kitchener committee has been consulted regarding the Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2025-V-004